

BOAT DOCKS / SHORELINE MODIFICATIONS / SHORELINE ACCESS

December 2011

A: BOAT DOCKS/SHORELINE MODIFICATIONS/SHORELINE ACCESS

GENERAL INFORMATION

This packet outlines the procedures and submittal requirements necessary to obtain a construction site plan permit for boat docks, marinas, bulkheads, shoreline modifications, and access to shoreline (e.g., stairs/trams/lifts/inclined elevators etc) within the City of Austin jurisdiction (full-purpose and limited-purpose city limits) and in the Extra-Territorial Jurisdiction (ETJ). Review of the site plan will include drainage, erosion/sedimentation controls, environmental concerns, grading, tree protection, and the effect on lake recreation and navigation. The regulatory requirements and procedures for approval are defined in Volume III, Chapter 25 of the Code of the City of Austin. Chapter 25 was adopted by City Council in order to protect the health, safety and welfare of the Austin community.

Additional information about the site plan permitting process and code requirements can be obtained prior to submitting a site plan application by contacting the Development Assistance Center (DAC) on the first floor of One Texas Center, 505 Barton Springs Road, phone (512) 974-6370, or by visiting the City of Austin's Development Process and One-Stop Shop website at http://www.ci.austin.tx.us/development/onestop/landuse_review.htm#plan. The City of Austin encourages people considering site development to request a development assessment to determine design requirements, project feasibility and permitting requirements. (See Section B, Step 1 below for more information).

WHAT IS A SITE PLAN?

Section 25-5-1 of the City Code requires that a site plan be submitted, approved and released before an applicant can develop or change the use of their property or a building permit can be issued. A site plan illustrates the proposed development and its intended use within the context of the site. Existing conditions typically included in site plans are topography, watercourses, floodplains, significant vegetation, other environmental features, and any existing improvements on the site. Within this frame work, a site plan illustrates the proposed development and provides details on features such as access, utilities, parking, landscaping, buffers, general architectural features, building footprint and location of new structures.

WHAT A SITE PLAN IS NOT

A site plan is not a building permit and does not authorize the construction, demolition, or relocation of buildings. The applicant is responsible for requesting building, demolition, and relocation permits once the site plan is approved.

WHEN IS A PROJECT EXEMPT FROM THE SITE PLAN PROCESS?

Section 25-5-2 (*Site Plan Exemptions*) of the City Code specifies when a project can be exempt from site plan submittal. Generally, certain types of minor development that do not have a site plan already on file do not require formal site plan review. This includes the re-decking of boat docks and other forms of routine maintenance of docks, bulkheads, or shoreline access that meet the specific requirements of Section 25-5-2. A Site Development Determination form (formerly called an Exemption) should be completed and filed with the Development Assistance Center in order to request an exemption.

IS APPROVAL FROM PARKS AND RECREATION BOARD REQUIRED?

Approval of your project by the City of Austin Parks and Recreation Board (PARB) is required before certain boat dock, shoreline modifications, dredging or marina development permits can be approved. For example, PARB approval is required when a boat dock: exceeds 20% of shoreline width, encroaches within 10' of a side property line, and clusters docks (refer to LDC 25-2, Article 13). Approval of boat dock projects by PARB is primarily for navigational purposes and is not approval of the design features of any structure or an implication that such construction is adequate for the intended use.

Regular Board meetings are held at 6:00 p.m. on the fourth Tuesday of each month. The request for approval will be placed on the Board's agenda a minimum of 14 days prior to the hearing to allow sufficient time to adequately assess the project. See Part C, Submittal Information & Requirements for additional information.

IS APPROVAL FROM CORPS OF ENGINEERS REQUIRED FOR DOCKS OR BULKHEADS?

The U.S. Army Corps of Engineers (USACE) is authorized under Section 10 of the River and Harbor Act of 1899 (33 USC 403) to regulate all work or structures in or affecting the course, condition, or capacity of navigable waters of the United States and under Section 404 of the Clean Water Act (33 USC 1344) to regulate the discharge of dredged and fill material into all waters of the United States. Nationwide permits (33CFR 330.5(a)(26)) provide a simplified, expeditious means of project authorization by the USACE. Applicants are encouraged to contact the appropriate representative of the USACE Fort Worth District Regulatory Branch for specific questions regarding the permitting of any activities that propose dredge, fill or bank stabilization. A complete list of Nationwide Permits and their criteria and conditions can be accessed at

<http://www.swf.usace.army.mil/pubdata/envIRON/regulatory/permitting/nwp/2007/index.asp>

Minor bank stabilization activities necessary for erosion prevention, are addressed under USACE Nationwide Permit 13 *Bank Stabilization* provided the activity meets the criteria outlined in the permit. These criteria are available at the USACE website and can be accessed at:

<http://www.swf.usace.army.mil/pubdata/envIRON/regulatory/permitting/nwp/2007/07nw13.pdf>

In some instances, pre-construction notification or permit application may be required.

If applicable, a site plan development application which proposes construction or alteration in a floodplain must demonstrate that an application has been filed for a permit for activities in waterways under relevant state and federal statutes, including but not limited to Section 10 and/or Section 404 permit(s) from the U.S. Army Corps of Engineers (see ECM 1.7.3). Additional information may be obtained in Appendix C of the Drainage Criteria Manual or from the U.S. Army Corps of Engineers, Fort Worth District, Permits Section, P.O. Box 17300, Fort Worth, Texas 76102. Telephone: (817) 886-1731.

WHO APPROVES SITE PLAN PERMITS?

Administrative Approval

If review by the Land Use Commission is not required, the Director of Planning and Development Review may approve the site plan administratively after review for compliance with City Code. Administrative site plans within the City limits that include building construction must be **consolidated**. A consolidated site plan consists of two major elements that are submitted and reviewed concurrently:

- The **Land Use Element** includes information on the site design and layout (such as building height, setbacks, density, parking, tree protection, and landscaping) and demonstrates compliance with zoning, site development, transportation, and environmental regulations.
- The **Construction Element** includes detailed information on the construction aspects of the site design (such as grading, detention, filtration, and erosion/sedimentation controls) and demonstrates compliance with drainage and water quality regulations.

Land Use Commission Approval

Approval of the land use element of the site plan is required by the Land Use Commission under Section 25-5-142 of the City Code for:

- Conditional Use Permits when required by Chapter 25-2, Subchapter C
- Construction of improvements within a 1000-foot Hill Country Roadway Corridor

If approval by the Land Use Commission is required, the applicant may submit either a **consolidated** site plan (as described above) or a **non-consolidated** site plan. A non-consolidated site plan consists of two separate submittals: one for the land use element and one for the construction element. With a non-consolidated submittal, approval of the land use element by the Land Use Commission may be obtained before the detailed engineering work required for the construction element is performed. Once the land use element is approved by the Commission, the construction element may be reviewed and approved administratively. However, both the land use element and the construction element must be released concurrently.

MARINAS AND CLUSTERED BOAT DOCKS

For marinas and clustered boat docks within the City limits that include buildings and other land uses, a consolidated site plan (including both the land use element and the construction element) must be submitted. Otherwise, a non-consolidated site plan (construction element only) may be submitted. Site plan applications for marinas and clustered boat docks can be processed through this application packet. Note that there is a separate section detailing application submittal requirements for marinas and clustered boat docks in Exhibit II.

SHORELINE ACCESS (BOARDWALKS, STAIRS, INCLINE ELEVATORS etc)

Shoreline access includes improvements constructed to provide a means of approaching the shoreline such as boardwalks, stairs, lifts, trams, incline elevators or escalators. Site plans and building permits are required for shoreline access structures, and must comply with the appropriate zoning and Land Development Code restrictions. Shoreline access structures may be required to be screened from view as per Section 25-2-1066 (*Screening Requirements*).

HOW MANY SLIPS OR BOAT DOCKS ARE ALLOWED ON A RESIDENTIAL LOT?

The director of the Planning and Development Review Department may not approve an application for a permit for the construction of more than two residential docks or other similar structures on a single lot zoned MF-1 or more restrictive unless certain criteria are met as described in Section 25-2-1173. Docks include wharfs, piers, float, floating dock, island, boat dock or similar structures. Section 25-2-1172 defines a residential dock as a dock that provides a stationary landing for (a) fishing or swimming; or (b) anchoring, mooring, or storing not more than one vessel. For example, two residential docks could include: one two-slip structure, two one-slip structures, one one-slip structure and one stationary landing, or two stationary landings.

CAN I CONSTRUCT A BOAT RAMP?

Section 1.13 of the Environmental Criteria Manual defines a Boat Ramp as a hardened or paved surface designed and constructed to provide for the launching and retrieving of trailered boats and personal water craft to and from a body of water. Construction of a boat ramp within City Limits is prohibited pursuant to Section 25-2-1176.

IS A PERMIT REQUIRED TO DO MAINTAINENCE ON AN EXISTING BOAT DOCK OR BULKHEAD?

As per Section 25-5-2 (Site Plan Exemptions) a site plan is not required to repair, reinforce, or maintain a dock, bulkhead, or shoreline access, or to modify a dock under the following conditions:

- (1) the existing dock, bulkhead, or shoreline access was legally constructed; provided that simple re-decking will be allowed for all docks;
- (2) no variance from City Code is required;
- (3) no city board or commission approval is required;
- (4) there will be no increase in the existing footprint of the dock, bulkhead, or shoreline access; and
- (5) the work is authorized under Section [25-2-963](#) (*Modification and Maintenance of Noncomplying Structures*) or Section [25-2-964](#) (*Restoration and Use of Damaged or Destroyed Noncomplying Structures*).

A site plan exemption does not authorize the construction, demolition, or relocation of buildings. The applicant is responsible for requesting building, demolition, and relocation permits that may still be required. The Development Assistance Center (DAC) located on the first floor of One Texas Center, 505 Barton Springs Road, phone (512) 974-6370 can assist with guidance relating to site plan exemptions.

IS AN ENVIRONMENTAL ASSESSMENT REQUIRED?

As per Section 25-8-121, an Environmental Assessment (EA) is required for a proposed development located: (1) over a karst aquifer, (2) within an area draining to a karst aquifer or reservoir, (3) in a water quality transition zone, (4) in a critical water quality zone, (5) in a flood plain, or (6) on a tract with a gradient of more than 15 percent. Criteria for an EA are established in Section 1.3.0 of the Environmental Criteria Manual. The director may permit an applicant to exclude from an EA information required by this section after determining that the information is unnecessary because of the scope and nature of the proposed development. An applicant requesting that information be excluded from an environmental assessment shall provide the following information to the Director:

- (a) documentation that the designated City geologist and wetland biologist have visited the site and concur with the applicant that the environmental assessment information is not necessary
- (b) documentation that the site is not located over the Northern or Barton Springs Segments of the Edwards Aquifer
- (c) documentation that no known environmental variance to Austin's Land Development Code, Section 25-8, will be required to accomplish the proposed development of the property.

ARE THERE DESIGN GUIDELINES?

Design guidelines for shoreline modification, stabilization and access are provided in Section 1.13 of the Environmental Criteria Manual. Requirements are established in Section 1.13.4, 1.13.6, 1.13.7 and 1.13.8. Resource guidance is provided in Sections 1.13.5 and 1.13.9.

CAN I CAPTURE DRY LAND WITH A BULKHEAD?

Backfill for the purposes of land capture or reclamation may not exceed the extent of the existing shoreline unless capturing, or recapturing the land is required to restore the land to the lesser of: “the shoreline as it existed 10 years from the date of application, with documentation as prescribed by rule, or the lakeside boundary of the subdivided lot line” as per Section 25-2-1174(D). In the event that acceptable historical documentation of the shoreline is not provided, the subdivided lot line will not be assumed to be the lesser of the two, and therefore shall not be used to determine the limits of land capture. Acceptable historical documentation of the shoreline is described in Section 1.13.8 of the ECM.

ADDITIONAL FEES

Prior to site plan approval all required fees must be paid. Required fees for the site plan process are described in Part B of this application packet. Additional fees may apply depending on the scope of the project. For example, if the proposed project requires a variance for approval, variance fees may apply. If erosion and sedimentation controls are required, the applicant is responsible for posting adequate fiscal surety for the controls and for permanent restoration of all disturbed areas.

DOES IT MATTER WHAT MY LOT IS ZONED?

Section 25-2 of the Land Development describes and classifies uses in the zoning jurisdiction. Applicants should identify which zoning regulations apply to their project area. For example, lots zoned “Lake Austin (LA) District” as shown by the zoning map referenced in Section 25-2-191, have additional requirements that are more restrictive than standard Single Family Residence. Section 25-2-551 describes the additional requirements that apply to lots zoned Lake Austin District which includes, but is not limited to, limited development in designated Shoreline Setbacks, special restrictions for development on land with a gradient that exceeds 35 percent and impervious cover restrictions.

B. BOAT DOCKS/SHORELINE MODIFICATIONS/SHORELINE ACCESS SITE PLAN REVIEW PROCEDURES

The procedures for review and approval of Site Plans are based on Volume III, Chapter 25 of the City of Austin Code. The process is summarized below:

Step I: DEVELOPMENT ASSESSMENT (Optional)

A person may request an assessment of a proposed development *prior* to formal submittal by contacting the Development Assistance Center (DAC). The assessment is based on the information provided by the applicant at the time that an assessment is requested. An assessment of the project includes applicable code requirements pertaining to the site and identification of major development issues. A Development Assessment application (Application Packet #01) can be submitted any working day of the week with an appointment to the Intake Office.

Contact:

City of Austin
One Stop Shop – Development Assistance Center
505 Barton Springs Road, 1st Floor
Austin, Texas 78704
Phone: (512) 974-6370
Fax: (512) 974-6305

STEP 2: COMPLETENESS CHECK

The first step to submit a site plan for review is Completeness Check. Applications must be submitted to the **Intake** staff **from 8:30am to 10:30 am Monday- Friday**. No appointment is necessary. Intake reviews the application and pertinent information to determine if all required administrative items have been submitted. Intake then forwards it to the completeness check team, which determines whether the technical items needed for review have been submitted.

An application for completeness check must include:

- Site Plan Application
- \$200.00 review fee (check, cash, money order or credit card)
- 2 copies of Site Plan sealed by professional engineer and/or Landscape Architect, as required by state licensing regulations.
- All items listed on the completeness checklist, located in the Intake Office

The completeness check review takes a maximum of 10 business days from the date of submittal. The applicant will be notified via e-mail or fax whether the application is approved or additional information is required for submittal. When the application packet is approved, the plans can be formally submitted for a detailed review. When the application is formally submitted, the \$200 completeness check fee is credited to the application fee. **The application must be submitted formally within 45 calendar days of the initial completeness check or it will expire and a new completeness check will be required.**

Contact:

City of Austin
One Stop Shop: Land Use Review - Intake Section
505 Barton Springs Road – 4th Floor
Austin, Texas 78704
Phone: (512) 974-2681 or (512) 974-2350 or (512) 974-7208 or (512) 974-2689
Fax: (512) 974-2620

STEP 3: FORMAL SUBMITTAL REVIEW PROCESS

The next step is to submit the Site Plan application packet to Intake to start the review process. Electronic copies of the application packet are available online at:

http://www.ci.austin.tx.us/development/onestop/downloads/19_boast_docks_shoreline_modifications_app.pdf

Applications may be submitted to Intake Monday through Friday. **An appointment is necessary. Please contact Intake at one of the numbers listed above to schedule an appointment. For submittal, the applicant will need to provide a minimum of 5 additional copies of plans (refer to completeness check response for the exact number needed) and 3 engineering reports along with the remaining balance of the fee (which will be listed on the completeness check response). Electronic submittal of CAD files and other documents is also required for the initial submittal and every update submittal, as described in Exhibit VI. A final version of the plans and reports incorporating all changes made during the review process must be submitted electronically prior to release of the site plan.**

A Case Manager with the Land Use Review division is assigned to coordinate interdisciplinary reviews and provide guidance on code requirements and procedures. A review team is also assigned to the project. The team reviews the plans and prepares a Master Comment Report that contains specific areas of non-compliance. The initial review of the plans by the team can take up to 28 days from the date that the plans were formally submitted (9 days for small projects). If the site plan complies with the provisions of the code and other applicable state and federal regulations and Commission approval is not required, the site plan will be approved administratively. The Comment Report can be viewed on the City of Austin website, <https://www.ci.austin.tx.us/devreview/index.jsp>.

STEP 4: UPDATE

If it is determined that the site plan does not comply, the applicant must file an update to the site plan in order to bring it into compliance. **Contact Intake staff to schedule an appointment and submit the updated plans.** Staff reviews the updates within 14 days of receipt, and the Case Manager will issue additional Master Reports identifying remaining items to be addressed. Updates will be required until the site plan is in compliance or the site plan expires. Updates to the plan must be filed by the applicant within 180 days after the site plan has been filed. An applicant can request an extension to the 180 day update period if the request is made prior to the 180 day deadline. The request must be made in writing and the reason for the extension should be specified. Extensions may be granted for good cause at the Director's discretion for up to 180 days.

STEP 5: SITE PLAN APPROVAL AND RELEASE

Once all Code requirements have been met, the Case Manager will notify the applicant that the site plan can be approved administratively or scheduled for Commission approval if necessary. If Commission approval is necessary, the

Case Manager will inform you of the date and time of the public hearing. Commission-approved site plans may be appealed by the applicant or an interested party to the City Council. An appeal must be filed within 14 days of the Commission's action. If the plan is appealed, you will be notified of the date and time of the public hearing before the City Council.

Prior to site plan approval all required fees must be paid. Additional fees may include but are not limited to: Landscape Inspection, Parkland Dedication, Variance, Notification, Phasing Fee, and Fiscal Surety. The Case Manager will inform you of any required fees prior to preparing the Development Permit.

Prior to release of the site plan, an original copy of the plans must be provided. For consolidated site plans, a Mylar copy must be submitted which will be signed by the Case Manager and retained in the City's files. For non-consolidated site plans, an original Mylar or paper copy must be submitted. Once the original is signed, you will be asked to pick up the signed original and have 2 copies made. You will receive your permit when you return the 2 copies. An electronic submittal of the final plan is also required (see Exhibit VI). A Development Permit will also be prepared to authorize site work on the property, except for work that requires a building, demolition, or relocation permit.

Once all fees have been paid, plans have been copied, and the appeal period has passed, you will be advised that the site plan has been released and will be told when you can pick up the approved plans and permit.

C. SUBMITTAL INFORMATION & REQUIREMENTS

1. COMPLETED APPLICATION FORM

Each item listed below corresponds with the application form which begins on page 9 of this packet.

The application must be complete and accurate prior to submittal.

Section 1: Primary Project Data

Project Name

Street Address

Subdivision Reference and Legal Description

The site plan will not be released unless it has been determined the tract is a legal lot/tract. This determination will be made during the review process, and if it cannot be determined the tract is a legal lot/tract, the applicant will be requested to prove legal lot status or subdivide. If a subdivision is required, it must be recorded prior to the release of the site plan.

Grid Number

This can be found from a Mapsco, a grid map located on the 1st floor, or the GIS viewer on the City's website.

Tax Parcel Numbers

These numbers may be found on the tax plats or tax certificates you are providing. The Intake Center or Document Sales Window can assist you with these numbers.

Deed Reference

This information can be obtained from your title company or through the Travis Central Appraisal District website, at www.traviscad.org/property_search.html.

Section 2: Application Assessment

Development Assessment (refer to General Summary for additional information)

If you have received Development Assessment, indicate the file number and the Intake Center will apply the credit associated with the assessment to your application fee. The assessment credit is void if not used within six months.

Small Project

Your project may qualify as a small project if you are proposing to construct a boat dock as an accessory use to a single-family or duplex residential use, where no shoreline modification or dredging is necessary, and all conditions required by LDC 25-5-3 are met. Construction of a bulkhead that is not a necessary appurtenance to a boat dock does not qualify as a small project. Small projects have reduced fees, shorter review times, and do not require

notification. Certain submittal requirements may also be waived if they are not essential to demonstrate compliance with City regulations. Consult with Development Assistance Center for more details.

In a Neighborhood Plan? (City Limits only)

To determine whether this site is located within a neighborhood plan, please refer to the following web site: http://www.ci.austin.tx.us/planning/neighborhood/planning_areas.htm.

Location of residence to which the dock is an accessory

Provide the address of the residence for which the dock is an accessory to demonstrate compliance with LDC 25-2-893(G), which states “a residential dock, pier, wharf, float, island, or other similar structure is permitted as an accessory use in an SF-6 or more restrictive district and may be located off-site.”

Will all parking be located on site? (City Limits only)

If offsite parking is being requested, the site plan must show the primary use, the offsite parking, and the property address and legal description of both sites. A written agreement between the owner of the offsite parking and the owner of the primary use is required to assure the continued availability of the parking. Consult with Development Assistance Center for more details.

Shared parking?

If shared parking approval is being requested under Sec. 25-6-476, three copies of a Shared Parking Analysis are required. Consult with Development Assistance Center for more detail.

Principal Street Type (City Limits only)

Please refer to Commercial Design Standards, LDC, 25-2, Subchapter E to determine the project's street type. This information can also be found at: <http://www.ci.austin.tx.us/planning/designstandards.htm>.

Electric Utility Provider

Provide the name of the electric utility provider.

Water Utility Provider

Provide the name of the water utility provider.

Wastewater Utility Provider

Provide the name of the wastewater utility provider.

Geographic Information

To determine the following information, refer to the GIS Viewer on the Development Review and One-Stop Shop website (<http://www.ci.austin.tx.us/development/default.htm>):

- Desired Development Zone/Drinking Water Protection Zone
- Watershed
- Watershed Classification
- Edwards Aquifer Recharge Zone
- Barton Springs Zone
- Land Development Jurisdiction
- County

Comprehensive Watershed Ordinance

In order to determine if your project is not subject to current watershed regulations, you must submit your Chapter 245 Determination form with this application.

Compliant Violation/Red Tag

Please indicate whether a notice of violation (Red Tag) has been issued.

Section 3: Site Area Information

Site Area

Indicate the Net and Gross site area. (LDC 25-8-62 & 25-1-21(44)). See Sec. 25-8-62 of the City Code for a definition of Net Site Area and 25-1-21 (10) for a definition of Gross Site Area.

Complete the chart, indicating the zoning (within the City limits), existing and proposed uses, and area of each tract. If there is only one tract, refer to it as Tract 1.

Building coverage

Provide the building coverage in square feet proposed with the revision. See Sec. 25-1-21(10) for a definition of building coverage.

Description of Proposed Development

Provide a summary description of the proposed project, including type of development, number of buildings, and other proposed site improvements such as parking, water quality/detention ponds, landscaping, etc.

Section 4: Related Cases

Provide the file numbers which relate to applications on this property that have been filed in the past.

Section 5: Land Use Site Plan Data

Indicate whether the project is subject to the requirements listed in this section.

Section 6: Waiver/Variance/Etc.

Indicate all waivers, variances, or alternatives that are being pursued in this application. Identifying the need for these in the beginning of the process may help prevent delays.

Variances

When requesting a variance, a letter addressed to the Director should accompany the application. The letter must include the project name, address of the site, description, justification, and appropriate LDC section from which you are requesting a variance.

Section 7: Ownership Information

If the ownership is other than sole or community property, use the boxes provided or attach a list of the partners /beneficiaries/ principals and their positions.

Section 8: Owner Information

The current owner must sign the application or attach a written authorization for the agent. Be sure all signatures are legible and address information is correct.

Section 9: Applicant Information

If the owner uses an agent or other representative to prepare and submit an application, this is considered the "Applicant" and will be PDRD's primary contact.

Section 10: Designer/Engineer/Landscape Architect/Other

Section 11: Designer/Engineer/Landscape Architect/Other

2. SUBMITTAL VERIFICATION

3. INSPECTION AUTHORIZATION

4. ACKNOWLEDGEMENT FORM concerning development restrictions (form included in packet).

The applicant should carefully check these records before signing the attached Acknowledgment Form. Plat notes are shown on the face of the subdivision plat. Plats are available at the City or the Courthouse. Deed restrictions are recorded at the Courthouse, if you do not have them in your possession. The Development Assistance Center on the first floor of One Texas Center can help you identify other restrictions that may apply to your property.

5. **EXHIBIT I** Site Plan Requirements

- A. Cover Sheet
- B. Base Information
- C. Environmental Site Plan Submittal Information
- D. Engineer's Summary Letter

6. **EXHIBIT II** Additional Site Plan Requirements for Marinas and Clustered Boat Docks

- A. Additional Approval Block on the Cover Sheet
- B. Additional Base Information
- C. Additional Requirements (if applicable)
 - 1. Compatibility Standards
 - 2. Hill Country Requirements
 - 3. Connectivity Improvements
 - 4. Site Amenities
 - 5. Exterior Lighting Plan
 - 6. Waterfront Overlay District
 - 7. Austin Energy Green Building Program Requirements
 - 8. Off-Site Parking
 - 9. Minimum On-Site Parking Reductions
 - 10. Request for On-Street Parking
- D. Additional Drainage Plan
- E. Construction Details
- F. Additional Environmental Site Plan Submittal Information

7. **EXHIBIT III** Owner's Detention Pond Release Letter

8. **EXHIBIT IV** Standard Site Plan Notes

9. **EXHIBIT V** Revision/Correction Table on Cover Sheet

10. **EXHIBIT VI** Critical Environmental Feature Worksheet

11. **EXHIBIT VII** Electronic Submittal

12. **LETTER REQUESTING PARKS AND RECREATION BOARD APPROVAL (IF APPLICABLE)**

The letter should be addressed to the Director, Parks and Recreation Department, and should describe the type of construction proposed, address and legal description of the property and the proposed starting date of construction.

ADDITIONAL SUBMITTAL REQUIREMENTS FOR SITE PLAN APPLICATION

1. **TAX PLATS**

Provide one blueline copy of each of the current tax plats, showing all properties within 500 feet of the tract or limits of construction. Include all maps referenced within the 500 feet. Outline the tract or limits of construction in red. (DO NOT SPLICE MAPS TOGETHER)

Tax plats are not required for small projects except when a variance or waiver is requested.

Tax plats can be obtained from:

- Hays County: Hays County Clerk's Office, 137 N. Guadalupe St., San Marcos, phone: (512)393-7330;
- Travis County: Travis Central Tax Appraisal District, Walnut Creek Business Park, 8314 Cross Park Drive, Austin (Hwy 290 East and Cross Park Drive), phone: (512)834-9138. Tax plats for Travis County may be printed from T-CAD online; (www.traviscad.org).
- Williamson County: Williamson County Clerk, Justice Center Building, 405 Martin Luther King St., Georgetown, phone: (512)943-1515.

For projects located outside of Travis County, submit a list of names and addresses of all property owners within a 500-foot radius of the tract.

2. TAX CERTIFICATE

Tax certificates can be obtained from:

- Hays County: Hays County Tax Assessor Office, 102 N. LBJ Dr., San Marcos;
- Travis County: Courthouse Annex, 5501 Airport Blvd. The tax certificate should indicate that there are no taxes owed;
- Williamson County: Williamson County Tax Assessor/Collector Office, 904 S. Main St., Georgetown.

3. LOCATION MAP

Provide a 4" x 4" location map on a separate 8-1/2" x 11" sheet (not required on small projects).

4. BUILDING RELOCATION & DEMOLITION

If site plan includes relocation (onsite or offsite) or demolition of existing building(s), one photograph with an oblique view (front and side façade in same photo) for each building to be relocated onsite or offsite or demolished must be submitted with the application. Also, an additional site plan showing location of existing buildings, and new location onsite if relocated within the site, shall be submitted.

5. 8 ½ X 11 (Letter-sized) REDUCTION OF SITE PLAN (DIMENSION CONTROL) PAGE

Include a letter-sized copy of the site plan page only. This will be included in the distribution packet, which is viewable online.

SITE PLAN APPLICATION

DEPARTMENTAL USE ONLY

Application Date _____	File Number _____
Development Review Type _____	Case Manager _____
Application Accepted By _____	
Application Type _____	

Section 1: PRIMARY PROJECT DATA

Project Name _____	
Project Street Address (or range) _____	
_____ Zip _____	
If project address cannot be defined, such as utility lines, provide the following information:	
Frontage Rd. _____	Along the _____ Side of _____
	N S E W Frontage Road
Approximately _____	From the Intersection with _____
Distance	Direction Cross Street
Provide either subdivision reference or brief legal description	
_____ 1. Subdivision Reference	
Name _____ Approved _____	
Block(s) _____ Lot (s) _____ Outlot _____	
Plat Book _____ Page Number _____	
Case # _____	
_____ 2. Brief Legal Description _____	

Grid Number(s) _____	
Tax Parcel Numbers _____	
DEED REFERENCE OF DEED CONVEYING PROPERTY TO THE PRESENT OWNER	
Volume _____ Page (s) _____ Sq.Ft. _____ or Acres _____	

SITE PLAN APPLICATION

FILE NUMBER _____

Section 2: APPLICATION ASSESSMENT

Has there been a Development Assessment? ☐ YES / ☐ NO

File Number _____

Small Project? ☐ YES / ☐ NO

In a Neighborhood Plan? YES / NO If Yes, Name of Neighborhood Plan _____

Location of residence to which the dock is an accessory _____

Will all parking be located on-site? ☐ YES / ☐ NO If no, an off-site parking application and fees are required.

Shared parking? ☐ YES / ☐ NO

Principal Street Type: (City Limits Only)

- ☐ Core Transit Corridor
- ☐ Hill Country Roadway
- ☐ Highway
- ☐ Internal Circulation Route
- ☐ Suburban Roadway
- ☐ Urban Roadway

Electric Utility Provider _____

Water Provider _____

Wastewater Provider _____

Geographic Information

Desired Development Zone? _____ OR Drinking Water Protection Zone? _____

Watershed _____ Watershed Class _____

In Edwards Aquifer Recharge Zone? ☐ YES / ☐ NO

In Barton Springs Zone? ☐ YES / ☐ NO

Land Development Jurisdiction: ☐ Full Purpose
☐ Limited Purpose
☐ ETJ

County _____

Is your project subject to current watershed protection regulations
(Comprehensive Watershed Ordinance)? ☐ YES / ☐ NO

Does the site have an outstanding compliant violation/Red Tag? ☐ YES / ☐ NO

SITE PLAN APPLICATION

FILE NUMBER _____

Section 3: SITE AREA INFORMATION

Gross Site Area: Acres _____ or Sq.ft. _____

Net Site Area: Acres _____ or Sq.ft. _____

Building Coverage (sq. ft): existing: _____ proposed: _____

EXISTING ZONING	EXISTING USE	TRACT #	ACRES/SQ FT	PROPOSED USE
_____	_____	_____	_____/____	_____
_____	_____	_____	_____/____	_____
_____	_____	_____	_____/____	_____
_____	_____	_____	_____/____	_____

Description of Proposed Development

Are there any underground storage tanks existing or proposed? ☐ YES/☐ NO

Section 4: RELATED CASES

FILE NUMBERS

Zoning Case? ☐ YES/☐ NO

Restrictive Covenant? ☐ YES/☐ NO

Subdivision? ☐ YES/☐ NO

Land Status Report? ☐ YES/☐ NO

Existing Site Plan? ☐ YES/☐ NO

Section 5: LAND USE SITE PLAN DATA (as applicable)

Subject to Compatibility Standards? ☐ YES/☐ NO

In Combining District / Overlay Zone? (NCC, CVC, WO, etc.): _____

Requires a Green Building Program Rating? ☐ YES/☐ NO

(if yes, attach Letter of Intent)

SITE PLAN APPLICATION

FILE NUMBER _____

Section 6: WAIVER / VARIANCE / ETC. - *as applicable*

- ____ 1. Compatibility Standards Waiver Section(s) _____
- ____ 2. Driveway Spacing Section(s) _____
- ____ 3. Environmental Section(s) _____
- ____ 4. Off-Site or Remote Parking _____
- ____ 5. Detention Pond Waiver _____
- ____ 6. Alternative Landscape Compliance _____

Section 7: OWNERSHIP INFORMATION

Type of Ownership: ____ Sole ____ Community Property ____ Trust ____ Partnership ____ Corporation

If ownership is other than sole or community property, list the individuals, partners, principals, etc. below or attach a separate sheet.

Section 8: OWNER INFORMATION

Signature _____ Name _____
Firm Name _____ Phone # _____
Street Address _____
City _____ State _____ Zip Code _____ Contact _____

Section 9: APPLICANT - *if applicable*

Signature _____ Name _____
Firm Name _____ Phone # _____
Street Address _____
City _____ State _____ Zip Code _____ Contact _____

Section 10: ENGINEER / LANDSCAPE ARCHITECT / OTHER - *Circle 1 or More*

Firm Name _____ Phone # _____
Street Address _____
City _____ State _____ Zip Code _____ Contact _____

Section 11: ENGINEER/ LANDSCAPE ARCHITECT/ OTHER - *Circle 1 or More*

Firm Name _____ Phone # _____
Street Address _____
City _____ State _____ Zip Code _____ Contact _____

Names and Email addresses

Owner's Name:
Email Address:

Applicant's Name:
Email Address:

Engineer's Name:
Email Address:

SUBMITTAL VERIFICATION

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that proper City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc., may delay the proper review of this application.

**PLEASE TYPE OR PRINT NAME BELOW SIGNATURE AND
INDICATE FIRM REPRESENTED, IF APPLICABLE.**

Signature

Date

Name (Typed or Printed)

Firm

INSPECTION AUTHORIZATION

As owner or authorized agent, my signature authorizes staff to visit and inspect the property for which this application is being submitted.

**PLEASE TYPE OR PRINT NAME BELOW SIGNATURE AND
INDICATE FIRM REPRESENTED, IF APPLICABLE.**

Signature

Date

Name (Typed or Printed)

Firm

ACKNOWLEDGMENT FORM
concerning development restrictions

I, _____ have checked for any information
(Printed name of applicant)

that may affect the review of this project, including but not limited to: subdivision plat notes, deed notes, deed restrictions, restrictive covenants, zoning conditional overlays, and/or Subchapter E design standards prohibiting certain uses and/or requiring certain development restrictions (height, access, screening etc. on this property), located at

(Address or Legal Description)

If a conflict should result with the request I am submitting to the City of Austin due to any of the aforementioned information, it will be my responsibility to resolve it. I also acknowledge that I understand the implications of use and/or development restrictions that are a result of the aforementioned information.

I understand that if requested I must provide copies of any and all of the aforementioned information that may apply to this property.

(Applicant's Signature)

Date

EXHIBIT I

SITE PLAN REQUIREMENTS

A. COVER SHEET

Show the following:

- Date of submittal
- Project title and street address
- Type of Principal Street
- Property owner, address, telephone number
- Designer(s) company name, address, telephone number (include same for Planner, Architect, Landscape Architect, and Engineer)
- Name of watershed and classification
- State if subject to or exempt from the Watershed Protection Regulations
- Indicate by note if any part of the project is within a 100-year floodplain
- Legal description of property by lot, block and subdivision name, or by metes and bounds, if recorded, indicate the book and page number
- Site location map that clearly indicates the precise location of the tract (4" x 4" minimum size)
- Related Case No.(s) _____ (Zoning/Subdivision, etc.)
- Revision/Correction Table as shown in Exhibit V (See attached).
- Number each sheet submitted and indicate the total number of sheets on each sheet (e.g. 2 of 4). Number the cover sheet as #1. Sheet numbers must be consecutive whole numbers with no letter or decimal suffixes such as A, B, C or .1, .2, .3.
- Provide an index of site plan sheets on the cover sheet.

NOTES

- Standard Notes as required (see Exhibit IV)

APPROVAL BLOCKS

- Approval Block for TX DOT, if part of the project is within Texas Department of Transportation R.O.W.

Approved by:

For Texas Department of Transportation

(date)

- Approval Block for Parks & Recreation

Approved By:

Parks & Recreation Board

(date)

- Approval Block

Approved by:

For Director, Planning and Development Review Department (date)

- Block for Permit Number and Date

Site Plan/Development Permit Number

(date)

B. BASE INFORMATION

The following information shall be included on 24"x 36" sheets:

- Project title
- North arrow
- Engineering scale shall be 1"=10', 1"=20', 1"=30', or 1"=40'. An overall plan at a smaller scale must be provided for projects that require more than one sheet
- Designer(s) company name, address, and telephone number
- Seal and signature of the engineer preparing plans, and the date the plans were signed by the engineer if applicable, as required by LDC 25-7-62
- Leave a blank space (approval space) in the lower right hand corner at least 5" x 3" on each sheet
- Boundary lines with bearings and dimensions
- City limit line, when located in or near the site
- Legal address of the property
- Limits of Construction
- Sequence of Construction containing at a minimum, the applicable information found in Appendix P-4 of the ECM
- All existing and future dedicated easements
- Location of all existing and proposed electric utility facilities on the site and adjacent right-of-ways
- Exact locations and types of all utility lines, underground and overhead, existing and proposed
- Location of all proposed and existing structures to remain; indicate any demolitions by dashed footprint
- Existing and proposed shoreline location at normal pool elevation, extent of shoreline modification and sections showing cut or fill
- Existing and proposed topography on two-foot intervals
- Limits of dredging and volume, if applicable
- Location and dimension of any adjacent boundary and easement lines, and distance of proposed improvements or alterations from all adjacent lot lines
- For shoreline cuts, show all on-site sewage facility components within 200 feet of the proposed shoreline cut
- Location, dimension, section and details of bulkheads and/or retaining walls, including reinforcing steel (if any), calculations for structural design and all details necessary for construction including cross section profiles with vertical elevations
- Location and dimensions of all piers, pilings, columns, or similar components including depth of water and total penetration depth
- Location and dimensions of any crossbracing, walls, roofs, floors, decking, closets, doors, windows, or any other structural feature of the construction
- Location and description of all electrical wiring, including a lighting plan in accordance with Section 25-2-1175 of the LDC
- Complete specification list indicating the size and type of all building materials, fasteners, and other components
- Corps of Engineer Permit Application Number, if applicable

C. ENVIRONMENTAL SITE PLAN SUBMITTAL INFORMATION

This document establishes submittal requirements for all environmental ordinances. Certain requirements may be waived by the Director of the Drainage Utility Department if they are determined by the Director to not be applicable.

	Urban	Suburban	Water Supply Rural and Water Supply Suburban*	Barton Springs Zone
1. Project Report: For sites over 25 acres, submit a project report which contains the following information (may be included in the Engineer's Report):				
An introduction providing project acreage, watershed and classification, description of proposed development, and description of project phasing, if phasing is proposed.	X	X	X	X
An explanation of and documentation for any special exception or waiver claimed pursuant to LDC 25-8-25, 25-8-212.	X	X	X	X
Drainage area map showing: <ul style="list-style-type: none"> the location of all waterways within the tract or that impact the tract which have a drainage area of 64 acres or more, the location of the 100 year floodplain, and the area and acreage of upstream drainage. (LDC 25-8-92, 25-8-261, 25-8-262) 	X	X	X	X
Discussion of the following issues, if applicable to the project: <ul style="list-style-type: none"> Proposed and existing drainage patterns; Proposed method of treating both quantity and quality of stormwater run-off (LDC 25-8-211, 25-8-213, 25-8-215; 25-7-61, 25-7-65) 	X	X	X	X
Proposed extent of floodplain modification, if applicable (LCD 25-8-92, 25-8-261, 25-8-262; ECM 1.7.0)	X	X	X	X
Critical Environmental Features within the project and known features within 150 feet of the project (LDC 25-8-281, 25-8-282)	X	X	X	X
Discussion of all proposed variances. provide letter of variance request addressing proposed Findings of Fact as shown in Appendix U of the Environmental Criteria Manual (ECM). (LDC 25-8-41 through 43)	X	X	X	X
Requests for consideration of alternatives to the requirements of ECM, including any written requests for consideration of an alternative innovative water quality control which differs from the standards of the ECM, and information to demonstrate that the proposed control provides an equivalent level of water quality as the standard controls in the ECM. (LDC 25-8-151).	X	X	X	X
Description and location of any known Underground Storage Tanks within the project boundary. (CCA 6-2-33)	X	X	X	X
Irrevocable letter of credit for erosion and sedimentation controls based on standard City of Austin costs found in ECM Appendix S-1.(ECM 1.2.1)	X	X	X	X
Explanation of spoil disposal locations or driveway alignments,. (LDC 25-8-341, 25-8-342, 25-8-343, and 25-8-481)		X	X	X
Proposed cut and fill greater than four feet. (LDC 25-8-341, 25-8-342)		X	X	X
Proposed impervious cover and net site area information in the format as found in ECM Appendix Q-1 and Q-2 (LDC 25-8-394, 25-8-424, 25-8-454, 25-8-481)		X	X	X
2. Cover Sheet Provide a cover sheet which contains the following information:				
Name of project, Watershed name and classification	X	X	X	X
Application submittal date and subject water quality ordinance	X	X	X	X
Statement whether site is located over Edward's Aquifer Recharge Zone	X	X	X	X

	Urban	Suburban	Water Supply Rural and Water Supply Suburban*	Barton Springs Zone
Statement whether an operating permit for water quality controls is required, and the level of operating permit				X
3. Erosion/Sedimentation Control and Tree Protection Plan This plan must be on a separate page labeled "Erosion/Sedimentation Control and Tree Protection Plan". This plan must be a topographic map with two-foot contour intervals, at a scale of 1"=50 feet or less, and sealed by a Professional Engineer (LDC 25-8-152). For large projects, Development Assistance Center may waive the requirement for a 1"=100' scale, and may allow a smaller scale to be submitted. Symbols used to show controls must be clear and distinctive. The plan must contain the following information:				
Location and type of all proposed temporary erosion controls on a plan view with existing topographic information (LDC 25-8-181 through 184, ECM 1.4.0)	X	X	X	X
Contributing drainage area information for all erosion controls (ECM 1.4.0)	X	X	X	X
Location and type of all permanent erosion and sedimentation controls, existing and proposed permanent water quality and detention controls and flood controls. (LDC 25-8-181 through 184, ECM 1.4.0)	X	X	X	X
Existing and proposed grade(s)	X	X	X	X
Finished floor elevation(s)	X	X	X	X
All proposed development including all utilities proposed to be part of development permit. (LDC 25-8-181 through 184, ECM 1.4.0)	X	X	X	X
Contractor staging area(s) and vehicular use area(s) (ECM 1.4.0)	X	X	X	X
Temporary and permanent spoils storage areas specifying size, time of use, and ultimate restoration schedules. (LDC 25-8-343, ECM 1.4.0)	X	X	X	X
All waterways within the tract or which impact the tract and the location of the 2, 25 and 100 year floodplains and the area of upstream drainage. (LDC 25-8-92, 25-8-261, 25-8-262)	X	X	X	X
Location of Critical Water Quality Zone (CWQZ) (LDC 25-8-92, 25-8-261, 25-8-262)	X	X	X	X
The delineation of Water Quality Transition Zone, Upland Zone, as applicable. (LDC 25-8-93, 25-8-393, 25-8-423, 25-8-453, 25-8-483)		X	X	X
All proposed floodplain improvements. (LDC 25-8-92, 25-8-261, 25-8-262, ECM 1.7.0)	X	X	X	X
Location of all known Underground Storage Tanks.	X	X	X	X
Location of all Critical Environmental Features and their required setbacks (LDC 25-8-281, 25-8-282).	X	X	X	X
Detailed sequence of construction containing: <ul style="list-style-type: none"> • which phases of construction will be done at which time • specific erosion/sedimentation controls and tree protection measures for each phase of the development • the pre-construction meeting • phasing for projects over 25 acres. (May be located on general notes sheet.) (LDC 25-8-181 through 184, ECM 1.4.0)	X	X	X	X
Detailed sequence of construction containing: <ul style="list-style-type: none"> • the information found in Appendix P-4 in the Environmental Criteria Manual (May be located on general notes sheet.) (LDC 25-8-181 through 184, ECM 1.4.0)				X
Areas of cut and/or fill greater than four feet. (LDC 25-8-341, 25-8-342)		X	X	X
Downstream buffer zones as required by LDC 25-8-454			X	X

	Urban	Suburban	Water Supply Rural and Water Supply Suburban*	Barton Springs Zone
Location of all wastewater irrigation areas, such as wastewater treatment plants and subsurface irrigation fields, if applicable (LDC 25-8-361)		X	X	X
Limit of construction line encompassing all areas to be disturbed, enclosing all areas of natural vegetation on the site which are to be left undisturbed. (ECM 1.4.0)	X	X	X	X
Specific locations where special slope stabilization techniques are to be utilized and the extent of slope stabilization to take place and the technique used. (May be located on general notes sheet.) (ECM 1.4.0)	X	X	X	X
• Restoration plans for all disturbed areas on the site in accordance with requirements of ECM 1.4.1(D).	X	X	X	X
City of Austin Standard Erosion Control Notes as found in Appendix P-1 in the Environmental Criteria Manual. (May be located on general notes sheet.) (ECM 1.4.0)	X	X	X	X
• Additional Erosion Control Notes for Barton Springs Contributing Zone found in ECM Appendix P-3. (May be located on general notes sheet). (LDC 25-8-181 through 184)				X
A survey of all trees eight (8) inches in diameter and larger for all projects within the City's zoning jurisdiction and for projects in Water Supply Rural and Water Supply Suburban watershed in the City's ETJ. Trees are to be represented by circles using the formula of one foot of radius for every one inch of trunk diameter. Unbroken circles indicate trees which are to remain. Dashed circles indicate trees proposed for removal. (LDC Chapter 25-8, Subchapter B, Article I, ECM 3.1.0 through 3.6.1).	X	X	X	X
For projects located within designated Hill Country Roadway Corridor Areas, a survey for trees six (6) inches in diameter and greater for individual trees and down to two (2) inches in diameter for tree (LDC 25-2-981, 25-2-1021 through 1026, ECM 3.3.4.)			X	X
Additional areas to be considered for credit in the reduction of parking requirements should be highlighted using cross hatching or similar graphic method.	X	X	X	X
Location of tree protection fencing (ECM 3.4.5)	X	X	X	X
City of Austin Standard Notes for Trees and Natural Area Protection as found in ECM Appendix P-2. (May be located on general notes sheet.) (ECM 3.4.5)	X	X	X	X
Effective April 20, 2009 a Storm Water Pollution Prevention Plan (SWPPP), as described in ECM 1.4.4.B.3., is required for all projects with a limit of construction greater than one acre and smaller projects if deemed necessary by PDRD). Effective October 4, 2010 all SWPPPs and erosion and sedimentation control plans will be required to be sealed by a Certified Professional in Erosion and Sedimentation Control (CPESC)	X	X	X	X
4. Water Quality/Drainage Plan				
In Urban Watersheds, payment of a fee to the City of Austin in lieu of construction of a water quality pond is allowed. This fee is collected by the City of Austin and used to construct offsite water quality ponds. The form to calculate the fee is located in Appendix T in the Environmental Criteria Manual. If payment of the fee is proposed, submit the form to the environmental reviewer with the information required to determine the fee. (LDC 25-8-214)	X			
A. Water Quality Plan and Drainage Area Map: If construction of an onsite water quality control is proposed, a water quality plan containing information on water quality controls and 2-year	X	X	X	X

	Urban	Suburban	Water Supply Rural and Water Supply Suburban*	Barton Springs Zone
detention shall be submitted. The plan shall consist of an overall plan view of the proposed project and shall contain, at a minimum, the information listed below. Additional information may be necessary to demonstrate compliance with code requirements. (LDC 25-8-211, 25-8-213, 25-8-215; 25-7-61, 25-7-65)				
The plan must be a topographic map with two-foot contour intervals, at a scale of 1"=100 feet or less, and shall be sealed by a Professional Engineer.	X	X	X	X
Drainage area to each water quality control and size of drainage acres (ECM 1.6.0)	X	X	X	X
All proposed development on the site	X	X	X	X
The proposed site grading including: arrows indicating the direction of flow, arrows indicating the direction of roof run-off, stormwater lines and inlets, method used to divert stormwater around site	X	X	X	X
The location of existing and proposed water quality and detention basins	X	X	X	X
Location of discharge from water quality and detention basins (ECM 1.4, 1.6.5)	X	X	X	X
Location of maintenance access for drainage structures (ECM 1.6.5 D.5)	X	X	X	X
Drainage and water quality easements (ECM 1.6.5)	X	X	X	X
Location of all CWQZ, and/or WQTZ, and the 100 year floodplain adjacent to the water quality control, and flood surface elevation of the waterways. (LDC 25-8-92, 25-8-261, 25-8-262)	X	X	X	X
Water Quality calculations table as found in ECM Appendix R-2, R-3, or R-4.	X	X	X	X
Demonstrate that 2 year detention is not required, or provide calculations for two year detention pursuant to LDC 25-7-61, as amended, including: (ECM 1.6.8.2) <ul style="list-style-type: none"> • pre-development stormwater run-off flow rates • developed stormwater run-off flow rates • discharge flow rates of detention pond(s) • volume required in detention basin • maximum water surface elevation for the 2-year storm • detail on outflow device used for detention pond • detention pond detail with dimensions and elevations as needed for construction • other information as necessary to demonstrate compliance with the applicable ordinance 	X	X	X	X
B. Water Quality Control Plan(s): This sheet or sheets should consist of a plan view and details of each proposed control. The information contained on this sheet should include:	X	X	X	X
Plan view of water quality control at scale of 1"=20' (scale may be altered upon request), with dimensions, elevations including the splitter, riser, and gabion if applicable. Show proposed and existing grade within this area. (ECM 1.6.5)	X	X	X	X
Clearly show the following information in plan view or cross section: (ECM 1.6.5): <ul style="list-style-type: none"> • slopes provided in sedimentation pond, • water quality elevation, • top of sand elevation, • top of berm, • bottom of pond elevations. 	X	X	X	X
Water surface elevation in receiving drainage system or waterway	X	X	X	X

	Urban	Suburban	Water Supply Rural and Water Supply Suburban*	Barton Springs Zone
(ECM 1.6.5)				
Location for liner, if applicable. (ECM 1.6.5)	X	X	X	X
Underdrain spacing and cleanouts (ECM 1.6.5)	X	X	X	X
Landscape screening, maintenance access, maintenance staging area, (LDC 25-2-1006, ECM 1.6.5)	X	X	X	X
Splitter box detail with dimensions (ECM 1.6.5)	X	X	X	X
Riser detail with orifice size, trash rack, gravel and filter fabric shown and specified (ECM 1.6.5)	X	X	X	X
Gabion detail with top elevation specified, and gabion specifications, if applicable (ECM 1.6.5)	X	X	X	X
Sand detail and specifications (ECM 1.6.5)	X	X	X	X
Liner specifications, if applicable (ECM 1.6.5)	X	X	X	X
Geotextile membrane specifications (ECM 1.6.5)	X	X	X	X
Fence specifications, if applicable (ECM 1.6.5)	X	X	X	X
Bollard and chain detail, if applicable (ECM 1.6.5)	X	X	X	X
The location of proposed water quality controls, as described in the Project Report, which are necessary to meet the pollutant reduction requirements, indicating whether or not the design is a structural control				X
Details of proposed water quality controls referenced specifically to the water quality methodology contained in the Water Quality Report (These details may be provided on a separate plan sheet, if necessary, with appropriate references and cross-sections provided on the Water Quality Control Plan) (ECM 1.6.8,9)				X
Impervious cover calculations based on net site area, and within the drainage area to the control (ECM 1.6.8,9)				X
Specific notes that address the following requirements: <ul style="list-style-type: none"> • Pollution prevention measures proposed to satisfy requirements of LDC 25-8-213 or 25-8-514 and the appropriate enforcement mechanisms used (covenants, restrictions, etc.); and, • Special conditions required as a result of a "limited adjustment" approved by the City Council, if applicable. (May be located on general notes sheet.) (ECM 1.6.8,9)				X
5. Landscape Plan (only for projects within the City's zoning jurisdiction or in any areas where Section 25-8-601 is in effect by contractual agreement).				
Location, diameter, type and crown size of all existing trees 8" in diameter or larger on the site or any critical root zones that extend on to the site. (LDC 25-2-1003 through 1007; ECM 2.4., 3.3)	X	X	X	X
Solid circle depicting critical root zones for trees to be preserved; dashed circle depicting critical root zone of trees to be removed (include 2" and 6" trees if used as credit). (LDC 25-2-1003 through 1007; ECM 2.4, 3.3)	X	X	X	X
Method and location of protective barriers (i.e. curbs, bollards, wheel stops, etc.) (LDC 25-2-983, 25-2-1008, ECM 2.4.5.)	X	X	X	X
Irrigation notes as per Appendix O of ECM. (LDC 25-2-983, 25-2-1008)	X	X	X	X
Planting details for and/or specifications for installation of new plant materials (LDC 25-2-1003 through 1007).	X	X	X	X
Specific location, species, and size and caliper inches required of replacement trees (if required). Graphically distinguish from other required trees. (ECM 3.5.4)	X	X	X	X
6. Slope and Topographic Map Submit a slope and topographic map drawn at the same scale as the erosion control and tree protection plan for all sites. The plan shall depict slopes of 0-15%, 15-25%, 25-35%, and over 35%. Slopes shall be calculated based on two foot contour intervals and extend to the gradient boundary of the Colorado River if project is located in Lake Austin or Lady Bird Lake. Include the following information on the slope map (if there are no slopes				

	Urban	Suburban	Water Supply Rural and Water Supply Suburban*	Barton Springs Zone
greater than 15%, all required information below may be shown on the Erosion/Sedimentation Control Plan):				
<ul style="list-style-type: none"> All development or improvements to the site, including adequate building sites exclusive of any required setbacks and easements, assuming an impervious cover limits in Chapter 25-8 of the LDC. 		X	X	X
<ul style="list-style-type: none"> Net Site Area information, using the format in Appendix Q-1 of the ECM. Impervious cover shall include both existing and proposed, given in acreage and as a percent of the Net Site Area (LDC 25-8-394, 25-8-454, 25-8-481) 		X	X	X
<ul style="list-style-type: none"> Calculations of land area in acres for each slope class and each water quality zone within the development. The location, type, acreage, and percentage of impervious cover, including both existing and proposed for each slope category and the totals, using the format in Appendix Q-2 in the ECM. (LDC 25-8-301 through 303) 		X	X	X
<ul style="list-style-type: none"> The location of proposed temporary and permanent spoil disposal sites. (LDC 25-8-343) 		X	X	X
<ul style="list-style-type: none"> Transfer of Development Rights information, as calculated in Appendix Q-3 in the Environmental Criteria Manual. (LDC 25-8-395, 25-8-455, 25-8-484) 		X	X	X
<ul style="list-style-type: none"> Location of all septic drainfields and wastewater irrigation areas (LDC 25-8-361) 		X	X	X
<ul style="list-style-type: none"> Downstream buffer areas (LDC 25-8-454, 25-8-481) 			X	X
7. Environmental Assessment Report				
<ul style="list-style-type: none"> An Environmental Assessment that meets the applicable criteria specified in ECM 1.3.0 pursuant to LDC 25-8-121 through 124 and provide a completed City of Austin Site Review Critical Environmental Feature Worksheet (see Exhibit VI). The Environmental Assessment must identify and propose compliant protective measures for all CEFs described in ECM 1.3.0 and include the Vegetative Element, Geologic Element and Wastewater Element as described in ECM 1.3.1 through 1.3.3. 	X	X	X	X
8. Endangered Species Survey If the property is located within the areas identified by the City as potential habitat, and the project is not exempt from the endangered species survey ordinance pursuant to LDC 25-8-691, submit an endangered species survey with the site plan according to the guidelines established in ECM Section 6				
Provide a survey for each type of endangered species as specified in ECM 6.2.3 - 6.2.5. Minimum field time requirements for each group of species (birds, plants, karst features) are exclusive for that group. There are specific seasonal limitations for surveys for some species. An Endangered Species Report shall accompany the plan and shall include: <ul style="list-style-type: none"> Dates of endangered species field surveys, if any, and estimated level of effort. (ECM 6.2.2) Names and qualifications (e.g. resumes) of personnel performing field surveys for endangered species. (ECM 6.2.2) A brief written description of results including the estimated likelihood of occurrence of endangered species on the tract, especially for birds, if performed outside of the nesting season (see ECM 6.2.3). 			X	X
Provide a map of the site that includes the following: <ul style="list-style-type: none"> Suitable habitat for any endangered birds. (ECM 6.2.3) Occupied territories of endangered birds (see ECM 6.2.3, A.4). 			X	X

	Urban	Suburban	Water Supply Rural and Water Supply Suburban*	Barton Springs Zone
<ul style="list-style-type: none"> – Karst features which may harbor endangered cave invertebrates. (ECM 6.2.4) – Locations of any endangered plant populations. (ECM 6.2.5) 				

* Water Supply Rural and Water Supply Suburban watershed classifications excluding the Barton Creek Watershed and Barton Springs Contributing Zone. If the property is located over the South Edward's Aquifer Recharge Zone, or is within the Contributing Area to the South Edward's Aquifer Recharge Zone, refer to requirements for the Barton Springs Zone.

D. ENGINEER'S SUMMARY LETTER

No construction plans will be accepted unless accompanied by a summary letter signed and sealed by the same registered Texas professional engineer who sealed the construction plans. Summary letters for small projects may not require an engineer if determined unnecessary by the Director (see LDC 25-5-3 and LDC 25-7-62).

The summary letter should describe the proposed development and might include, but is not limited to, the following:

- Acreage to be developed
- Watershed in which project is located
- Type of development
- Explanation of any proposed project phasing
- Methods to be used for handling stormwater runoff, i.e., drainage easements, channels, curb inlets, storm sewers, detention, sedimentation and filtration ponds, water quality control methods, etc.
- Effect the proposed development will have on existing and future drainage systems in the area and on the natural and traditional character of the land and waterways
- Justification for exemption from the watershed protection regulations

EXHIBIT II

Additional Site Plan Requirements for Marinas and Clustered Boat Docks

A. ADDITIONAL APPROVAL BLOCK on the Cover Sheet

- Approval Block for AWU, if a sewage holding tank/OSSF is proposed
Approved by:

For Austin Water Utility

(date)

B. ADDITIONAL BASE INFORMATION

Each Site Plan shall contain the following information:

- Show the natural topography of the site and land located within 100 feet of the site. If the site is less than 2% slope, then spot elevations are required.
- Existing and proposed streets, alleys and private drives adjacent to and within property including median cuts; existing, dedicated right-of-way should be indicated next to street name; proposed right-of-way and all pavement widths
- Show limits of construction, including access drives
- In tabular form, indicate the following information concerning the site within the City limits:
 - a) total area of site
 - b) total floor area ratio for each zoning district within the City limits
 - c) total impervious cover (in sq. ft. and percentage) for each zoning district within the City limits
 - d) percentage of site covered by impervious cover (in sq. ft. and percentage)
- Show dimensions to the nearest one-half foot of all existing and proposed buildings
- Show location of parking lots and vehicle use areas, landscape islands, peninsulas, and medians; amenities, walls, fences, sidewalks, and all other land improvements
- Label all roadways, drives, overpasses, bridges, culverts, and decorative/pervious pavers and identify as designed to support the loads imposed by heavy fire department apparatus
- The locations, types and limits of existing site improvements to be retained (structures, parking lots, planted areas, etc.)
- The location of 25-year and 100-year flood plains, storm sewers, and easements and centerline of existing watercourses, drainage features; note on the cover sheet if a 100-year flood plain exists on site
- If not on City sewer system, delineate drain field
- Location of all existing and proposed fire hydrants, including all existing public fire hydrants located within 500 feet of the property boundaries with COA service
- All frontage roads, intersections, entrance/exit ramps, and driveways abutting and adjacent to subject property within 300 feet of side property lines (or indicate that there are none).
- Texas Department of Transportation centerline stationing if driveway connection to a State highway is proposed.
- All driveway dimensions and design specifications; dimension driveway widths, driveway curb return radii, and profiles of finished grades; number on site plan when there are several proposed driveway approaches
- Proposed operation of driveways on site plan (i.e. one-way or two-way operation), identifying and labeling all physical barriers to vehicular access
- Physical obstructions (utility poles, trees, storm sewer inlets, etc.) in right-of-way which could affect sidewalk/driveway locations.
- Dimensions of vertical clearance within fire lanes, including tree limbs, for all driveways and internal circulation areas on site, where overhead clearance is restricted
- Label all roadways, drives, overpasses, bridges, culverts.

C. ADDITIONAL SITE PLAN REQUIREMENTS for Site Plans within the City limits

- Boundary of all zoning districts on or near the site; all existing adjoining land uses
- Location of all buildings within 50 feet of site
- Finished floor elevations
- Show in tabular form: total building coverage (in sq. ft. and %) for each zoning district within the site (within the City limits)
- Show dimensions to the nearest one-half foot of all existing and proposed buildings
- Show location of parking lots and vehicle use areas, landscape islands, peninsulas, and medians; amenities, walls, fences, sidewalks, and all other land improvements
- Location of all existing and proposed fire hydrants, including all existing public fire hydrants located within 500 feet of the property boundaries (For projects with City of Austin water service)
- Existing or proposed garbage pickup location(s) if commercial dumpsters are proposed; indicate by a note if City garbage pickup is proposed

- Location of all existing and proposed loading docks, truck parking, outdoor display and storage, trash collection, trash compaction, mechanical equipment, and other service functions, indicating required screening.
- In tabular form indicate the following information for each building
 - a) proposed use and the square footage for each use within each structure on the site
 - b) number of stories
 - c) actual height (nearest one-half foot)
 - d) finished floor elevation(s)
 - e) foundation type
 - f) total square footage, for building and for each floor
 - g) type of restaurant (drive-in/fast food, limited, general), type of office (administrative and business, medical, professional), number of rooms for hotels or similar facilities, number of employees, and/or number of children for proposed school and day care services, if applicable
 - h) number of residential use types and sizes, if applicable
 - i) amenities, such as swimming pool, patios, etc.
- Location of principal building entrances Distances between buildings, building setbacks and front street, side street, interior and rear yards; tie buildings to site in two different directions; show all structural connections between buildings such as overhead walkways, landings, or roof attachments
- Widths of all unobstructed access roadways with appropriate finished grades, widths, lengths, turnarounds and turning radii (T-section, hammerhead, cul-de-sac)
- Proposed operation of driveways on site plan (i.e. one-way or two-way operation), identifying and labeling all physical barriers to vehicular access
- On undivided roadways, show existing driveways on opposite side of street within 120 feet of site driveways, or indicate in a note if there are none.
- Physical obstructions (utility poles, trees, storm sewer inlets, etc.) in right-of-way which could affect sidewalk/driveway locations.
- Dimensions of vertical clearance within fire lanes, including tree limbs, for all driveways and internal circulation areas on site, where overhead clearance is restricted
- All off-street and on street parking; number of required and provided parking spaces including location, number and type (standard, compact, handicapped) of actual parking spaces; dimension parking stall depth and width, stall angle, aisle width, and width on internal driveways; number each parking space; show structural supports, turning radii; circulation, and ramp grades in parking garages; identify number and location of compact spaces
- Note on plan indicating if a reduction in on-site parking requirements has been assumed and the number of spaces credited
- Handicapped parking spaces meeting State standards
- Accessible route of travel connecting all accessible elements and spaces on the site that can be negotiated by a person using a wheelchair and is usable by persons with other disabilities (indicated by dotted lines, a shading pattern or other identifiable legend)
- Internal circulation system showing vehicular, bicycle, pedestrian paths and connections to off-site access
- Note on the plan indicating that each compact parking space must be identified by a sign stating "small car only" and signs posted on site directing motorists to such spaces
- Off-street loading spaces, if required
- Location and type of bicycle parking
- Queue spaces or queuing areas for drive-through uses
- Location and width of sidewalks on site plan, if required by the City of Austin Transportation Criteria Manual or Subchapter E: Design Standards and Mixed Use
- The location and design of all pedestrian sidewalk ramps related to the construction of this site

1. Compatibility Standards

The following information is required when a project is subject to the Compatibility Standards of Sections 25-2-1051, 25-2-1052, 25-2-1061 through 1068, 25-2-1081, and 25-2-1082:

- Land use map showing all land uses adjacent to or across the street from the subject tract
- Building elevations with architectural elements; architectural elements such as windows, roofs, doors, exterior materials, or other design elements which will demonstrate that the proposed building(s) will be sympathetic to structures on adjoining properties
- Setbacks, when adjacent to residential uses or zoning
- Intensive recreational uses such as swimming pools, playgrounds, tennis courts, etc.
- Cross-section(s), giving a horizontal view of all structures and the proposed height of each structure to scale

2. Hill Country Roadway Corridor Requirements (LDC 25-2-1101—1107)

In addition to the information required by subsections I and II of this section, the following information is required when a project is located within a Hill Country Roadway Corridor:

- Construction lines, including all buildings, parking and vehicular use areas, and all areas of required cut and fill
- Methods of screening all air conditioning and heating units, penthouses, parapet walls, or water storage reservoirs for fire safety from public view, both vertically and horizontally
- Horizontal view cross-section of all structures and the height of each structure drawn to scale to illustrate the height calculations
- For projects requesting performance incentives for scenic vista protection, the plan shall:
 - a) illustrate the location and nature of any existing or potential scenic vista from or in close proximity to public roadways or recreation areas
 - b) show how such vistas would be impacted by the proposed development
- A slope map drawn at a maximum of 5 foot contour intervals indicating all improvements (structures, driveways and parking areas) on slopes of 1-15%, 15-25%, 25-35% and over 35%
- The total area (in sq. ft.) within each slope of 0-15% 15-25%, 25-35%, and over 35%
- Floor-area information based on intensity zone and slope gradients.

3. Connectivity Improvements

The following information is required when a project is subject to the Design Standards in Subchapter E of Chapter 25-2:

- Plan showing the location and dimensions of selected connectivity improvements per 2.3.2.B.2
- Note on plan indicating specifics of design of the improvements

4. Site Amenities

When a project is subject to the Design Standards in Subchapter E of Chapter 25-2, a plan showing the following information is required:

- A plan showing the location, details, and dimensions of sidewalks, tree planting areas, street trees, plazas, private, common open spaces, street furniture, and other pedestrian amenities,
- Note on plan indicating specifics of design of the improvements including:
 - a) proposed dimensions (at installation and at maturity for plants)
 - b) groundcovers for open spaces
 - c) materials (for furniture and pavements, and other structural improvements)
- In an illustrative form show the types of pavements, trees, plantings, street furniture, or other elements to be included in the site amenities.
- A utility plan showing the location of all utilities including power lines, sewer and water to illustrate compliance with location requirements within circulation areas.
- If applicable, a statement of intent to provide a Fee in Lieu of the required common open space pedestrian amenity required by Subchapter E of Chapter 25-2, Section 2.7.

5. Exterior Lighting Plans

Exterior lighting plans shall be submitted for all projects subject to the Subchapter E Design Standards of Chapter 25-2. The plans shall include the following:

- Photometric plan showing the proposed location, number, type and intensity levels of the lighting throughout the site indicating foot-candle measurements. The plan shall indicate all site lighting excluding on-building fixtures. Off-site fixtures that will be installed or retained in the rights-of-way shall also be indicated on the plan.
- In tabular form on the plan the details of all proposed exterior lighting fixtures shall be provided indicating the following:
 - a) Manufacturer
 - b) Model and style of fixture
 - c) Lamp type (i.e. low pressure sodium, metal halide, etc.)
 - d) Minimum, maximum, and average intensity
 - e) Hours of uses
- A graphic representation of each fixture shall be provided, acceptable formats include catalogue cut sheets, illustrations or other similar representation.

6. Waterfront Overlay District Requirements

Show compliance with the requirements as defined in Sec. 25-2-731 through 745 of the LDC.

7. Austin Energy Green Building Program Requirements

Show compliance with the requirements as defined in LDC 25-2-591 through 594.

The following information is required when a project requires a Green Building Program Rating
--- A Letter of Intent signed by both GBP staff and development point of contact

8. Off-Site Parking

The following information is required when a project is requesting off-site parking:

- Location of all sidewalk pedestrian ramps between the off-site parking and the public entrances of the use, if handicapped spaces are located off-site
- Legal and practical walking distance between the nearest off-site parking space and the nearest public entrance of the use, measured in accordance with Sec. 25-6-501
- Note on the plan indicating that signage will be provided as required by Sec. 25-6-503: one sign at the off-site parking facility indicating the property or use which it serves, and one sign on the use site indicating location of the off-site parking
- Note on the plan indicating days and hours of operation for the proposed use and the uses from which spaces are being leased

9. Reduction in Minimum Off-Street Parking Requirements

The following information is required when a project is requesting a reduction in the minimum off-street parking requirements per Sec. 2.4.2 of Subchapter E: Design Standards and Mixed Use of Chapter 25-2.

- Location of all on-street parking spaces located adjacent to the site including spaces on Internal Circulation Routes
- Note on the plan indicating the number of on-street parking spaces or spaces on Internal Circulation Routes to be considered as credit for the reduction
- The location, dimensions and area of significant stands of trees preserved over and above those required by the code to be considered for parking credit
- The number of car-sharing vehicles to be associated with the project to be considered for parking credit
- The number and location of shower facilities with 3 or more lockers provided in nonresidential buildings to be considered for parking credits

10. Request for On-Street Parking

Contact the Public Works Department (PWD), Transportation Engineering Division at 974-7228 for further information.

D. ADDITIONAL DRAINAGE PLAN REQUIREMENTS

In addition to the Base Information, sufficient information to reflect the existing conditions just prior to the proposed development are to be shown, but not limited to the following:

- legible engineer's seal, signature, and date
- drainage area map including contributing drainage areas to storm sewer and/or inlet tie-ons
- drainage area maps for the offsite contributing areas passing through site existing impervious cover, including buildings surrounding information: structures, drainage release points, etc.
- direction, location, and quantity of peak 25- and 100-year flood flows from off-site in existing conditions
- indicate 25- and 100-year flows from off-site in existing condition
- delineation of the fully developed 25- and 100-year floodplains, as calculated in the Austin Drainage Criteria Manual or, if applicable, a note stating that no 100-year floodplain exists on the site existing storm sewer systems on site or adjacent streets
- delineation of the centerline of waterways, and the average water surface elevation of lakes, ponds, and springs contours at two-foot intervals

Sufficient information to reflect the DEVELOPED conditions of the proposal is to be shown, but not limited to, the following:

- developed drainage areas and proposed grading with two-foot contours
- curbs, retaining walls, and other structures indicate elevations at critical points on driveways, curbs, etc.)
- overflow points and control elevations
- construction details for control devices, curbs, walls, channel, swales, etc.
- direction of flow from building roofs and outlet locations and
- direction of flow from gutters; pass through flow rates, if any
- shade in limits of ponding at overflow elevation and give cubic feet of storage at the maximum storage elevation overflow points and control elevations for overflow structures
- action and direction of unrestricted flow from site, if any, with calculations
- storm drainage profiles and plans (swales, channels, pipes, culverts,...) including % grade, HGL 25, HGL 100 , Q 25, Q 100, V25' V 100, depth of flow 25 and 100, and Manning's Roughness coefficients (n-values)
- hydrographs or hydrologic tabulation for proposed 25-year peak-flow rate (also, two-year for Shoal Creek)
- hydrologic summary of existing and proposed conditions in tabular form:
 - area of each drainage area
 - time of concentration
 - distance of flow where the time of concentration is measured
 - slope of site where the time of concentration is measured
 - C 25 and C 100 values
 - required storage volumes for up to the 100-year storm
- calculations and formulas for discharge or control structures (for 2-, 5-, 10-, 25-, 50- and 100-year storms), pipes, inlets, etc. Discharge pipes should not be less than six inches. In the event that less than six inches must be used, every effort should be made to mitigate the "clogging" potential. Discharge across the right-of-way to the street gutter, or bar ditch, is allowable, provided a storm sewer tie-on is not available within 300 feet. Direction of flow must be at an angle less than 45 degrees with the curb line. Discharge across a sidewalk area will not be allowed. A channel section can be used under the sidewalk area, provided it is covered and the outlet device utilizes sheet flow methods
- location and limits of filtration/sedimentation pond, details and design information and calculations

These notes must appear on the Drainage Sheet:

- Upon completion of the proposed site improvements, and prior to the release of the Certificate of Occupancy by the Planning and Development Review Department, the Design Engineer shall certify in writing that the proposed detention and filtration facilities were constructed in conformance with the approved plans
- Contractor shall call One Call Center (1-800-344-8377) for utility locations prior to any work in City easements or street R.O.W.

E. CONSTRUCTION DETAILS

The following items or notes should be shown:

- Include in the construction detail sheets any required structural walls, inlets, sedimentation/filtration and detention inlet and outlet controls, etc.
- Show adequate dimensions, layout details, and general notes adjacent to all details. Include traffic control plan when working in street (contact the Right-of-Way Division at 974-6360 or 974-7034 for further information).
- If driveways are proposed, a City of Austin standard driveway detail shall be shown to be constructed.

F. ADDITIONAL ENVIRONMENTAL SITE PLAN SUBMITTAL INFORMATION

This document establishes submittal requirements for all environmental ordinances. Certain requirements may be waived by the Director of the Drainage Utility Department if they are determined by the Director to not be applicable.

A professional engineer's seal, signature, and statement certifying that the plan is complete, correct, and in compliance with the LDC are required for all projects (except those designated as small projects unless determined necessary by Director).

	Urban	Suburban	Water Supply Rural and Water Supply Suburban*	Barton Springs Zone
1. Project Report: For sites over 25 acres, submit a project report which contains the following information (may be included in the Engineer's Report):				
Transfer of Development Information using the format in Appendix Q-3 of the ECM. (LDC 25-8-395, 25-8-425, 25-8-455, 25-8-484)		X	X	X
For projects receiving approval subject to Ordinance No. 920903-D (the SOS Ordinance), <u>LDC 25-8-514</u> requires water quality controls and/or other onsite pollution prevention and assimilation techniques so that no increase occurs in the respective average annual pollutant load of suspended solids, total phosphorous, total nitrogen, chemical oxygen demand, biochemical oxygen demand, total lead, cadmium, fecal coliform, fecal streptococci, volatile organic compounds, total organic carbon, pesticides, and herbicides from the site (See ECM 1.6.9.). To demonstrate compliance with these requirements, the applicant must submit the following additional information in the Engineering Report: <ul style="list-style-type: none">• The methodology and water quality control strategy proposed to achieve the target pollutant load reductions (see ECM 1.6.9);• Calculations illustrating the target pollutant loads expected for the proposed development with an accompanying explanation of how these figures were derived; (LDC 25-8-511 through 523, ECM 1.6.9)• Calculations illustrating expected pollutant load reductions for the controls proposed with an accompanying explanation of how these figures were derived (LDC 25-8-511 through 523, ECM 1.6.9); and• Special conditions approved by the City for installation or maintenance of proposed water quality controls used to achieve the target pollutant load reductions.(LDC 25-8-511 through 523, ECM 1.6.9)				X
For projects receiving approval subject to Ordinance No. 941205-A (the amended Composite Ordinance), LDC Section 25-8-213 require water quality controls and/or other onsite pollution prevention and assimilation techniques so that the post-development stormwater concentrations of total suspended solids, total phosphorus and total nitrogen and total organic carbon in stormwater leaving the development site water quality controls must be no greater than the background stormwater				X

	Urban	Suburban	Water Supply Rural and Water Supply Suburban*	Barton Springs Zone
<p>concentrations specified in LDC 25-8-213. In addition, LDC 25-8-511 through 523 requires that multi family and commercial controls be monitored to verify that discharges do not exceed the concentrations. This section established reductions required, and sets maximum discharge concentrations. To demonstrate compliance with these requirements, the applicant must submit the following additional information in the Engineering Report:</p> <ul style="list-style-type: none"> • The methodology and water quality control strategy proposed to achieve the target pollutant concentration reductions (see ECM 1.6.8); • Calculations illustrating the target pollutant concentrations expected for the proposed development with an accompanying explanation of how these figures were derived; (ECM 1.6.8); • Calculations illustrating expected pollutant concentration reductions for the controls proposed with an accompanying explanation of how these figures were derived (ECM 1.6.8); and, • Special conditions approved by the City for installation or maintenance of proposed water quality controls used to achieve the target pollutant concentration reductions. (ECM 1.6.8); and • For commercial sites, pollution reduction measures required by LDC 25-8-213, including use of xeriscape with a fertilizer reduction element and spill control/maintenance plan for hydrocarbons. (ECM 1.6.8) 				
2. Landscape Plan (only for projects within the City's zoning jurisdiction or in any areas where Section 25-8-601 is in effect by contractual agreement).				
Landscape islands, peninsulas, or medians (LDC 25-2-1003 through 1007, ECM 2.4.2)	X	X	X	X
Graphic delineation of the street yard. (LDC 25-2-1003 through 1007, ECM 2.4.1)	X	X	X	X
Method of buffering (LDC 25-2-1003 through 1007, ECM 2.4.3)	X	X	X	X
Compatibility screening if to be accomplished with vegetation (LDC 25-2-1064, 25-2-1066)	X	X	X	X
Method and location of protective barriers (i.e. curbs, bollards, wheel stops, etc.) (LDC 25-2-983, 25-2-1008, ECM 2.4.5.)	X	X	X	X
Irrigation notes as per Appendix O of ECM. (LDC 25-2-983, 25-2-1008)	X	X	X	X
Specific location, species, size (height and caliper) and quantities of new trees. (ECM 2.4.)	X	X	X	X
Specific location, species, container size and spacing of new shrubs, ground covers, and grasses. (ECM 2.4)	X	X	X	X
Landscape calculations as per ECM Appendix C.	X	X	X	X
The seal and certification of a professional landscape architect or architect, (required for projects 1 acre or more) or an engineer or full time building designer (only for projects less than 1 acre) that the plan meets the requirements of Chapter 25-2, Subchapter C, Article 9 of the LDC.	X	X	X	X
Alternative compliance letter if applicable (Appendix E of ECM) (LDC 25-2-1001, ECM 2.4.5)	X	X	X	X
For projects subject to Waterfront Overlay District requirements. show the following on the plan: <ul style="list-style-type: none"> • Ten foot wide medians between parking bays with appropriate vegetation as required in ECM 2.8.2. 	X	X	X	X

	Urban	Suburban	Water Supply Rural and Water Supply Suburban*	Barton Springs Zone
<ul style="list-style-type: none"> • Method of screening as required in ECM 2.8.3. 				
<ul style="list-style-type: none"> • For projects subject to Hill Country Roadway and Southwest Parkway Corridor requirements, provide the following information on the plan: • Graphic delineation and methods used to insure that the highway vegetative buffer and 40% of site will remain as undisturbed natural area. (LDC 25-2-981, 25-2-1021 through 1026, ECM 2.7.2) • Ten foot wide medians between parking bays containing native vegetative massing. (LDC 25-2-981, 25-2-1021 through 1026, ECM 2.7.2) • Methods to provide revegetation of disturbed natural areas, if necessary. (ECM 2.7.2) • Methods used to provide screening of parking areas, water quality basins and visible areas of cut. (LDC 25-2-1006, 25-2-1027, ECM 2.7.2, 2.9.2) • Calculations as per Appendix B of the Environmental Criteria Manual. 			X	X

* Water Supply Rural and Water Supply Suburban watershed classifications excluding the Barton Creek Watershed and Barton Springs Contributing Zone. If the property is located over the South Edward's Aquifer Recharge Zone, or is within the Contributing Area to the South Edward's Aquifer Recharge Zone, refer to requirements for the Barton Springs Zone.

EXHIBIT III

OWNER'S DETENTION PONDING RELEASE LETTER

Following is an example of a release letter for detention ponding in parking areas exceeding the allowable eight-inch average, or 12-inch maximum depth. A note on the construction plans cannot replace the required release letter.

City of Austin
Planning and Development Review Department
P. O. Box 1088
Austin, Texas 78767-8835

Attn: Case Manager

Re: Acknowledgment of Ponding Depth

Project Name: _____

Address: _____

Site Plan/Development Permit No: _____

Gentlemen:

This letter shall serve as notification that the undersigned property owner is aware that a portion of the proposed parking lot serving this site is to be used as a detention pond area and the depth of water can reach _____ inches in a 100-year design storm.

Acknowledging this, the undersigned relieves the City of Austin and the design engineer of any liability which may occur as a result of this detention design.

Signature of Owner

Title

Date

EXHIBIT IV

STANDARD SITE PLANS NOTES *(if applicable)*

Ordinance Requirements

1. All improvements shall be made in accordance with the released site plan. Any additional improvements will require a site plan amendment and approval from the Planning and Development Review Department.
2. Approval of this site plan does not include Building Code approval; Fire Code approval; or building, demolition, or relocation permits approval. A City demolition or relocation permit can only be issued once the historic review process is completed.
3. All signs must comply with the requirements of the Land Development Code.
4. The owner is responsible for all costs of relocation of, or damage to, utilities.
5. Additional electric easements may be required at a later date.
6. A Development Permit must be issued prior to an application for building permit for non-consolidated or Planning Commission approved site plans.
7. Water and wastewater service will be provided by the City of Austin [*or identify the service provider if other than the City of Austin*].
8. For construction within the right-of-way, a ROW excavation permit is required.

Compatibility (if applicable)

1. Highly reflective materials will not be used. Materials may not exceed 20% reflectivity. This requirement shall not apply to solar panels or to copper or painted metal roofs.
2. The noise level of mechanical equipment will not exceed 70 d.b.a. at the property line adjacent to residential uses.
3. All exterior lighting shall be hooded or shielded from the view of adjacent residential uses.
4. All exterior lighting shall be hooded or shielded from the view of adjacent residential property.
5. Exterior lighting above the second floor is prohibited when adjacent to residential property.
6. All dumpsters and any permanently placed refuse receptacles will be located at a minimum of twenty (20) feet from a property used or zoned as SF-5 or more restrictive.

Fire Department

1. The Austin Fire Department requires asphalt or concrete pavement prior to construction as an "all-weather driving surface."
2. Hydrants must be installed with the center of the four-inch opening at least 18 inches above finished grade. The four-inch opening must face the driveway or street with three- to six-foot setbacks from the curbline(s). No obstruction is allowed within three feet of any hydrant and the four-inch opening must be totally unobstructed from the street.
3. TIMING OF INSTALLATION: When fire protection facilities are installed by the developer, such facilities shall include all surface access roads which shall be installed and made serviceable prior to and during the time of construction. Where alternative methods of protection, as approved by the Fire Chief, are provided, the above may be modified or waived.
4. All pervious/decorative paving shall be engineered and installed for 80,000 lb. live-vehicle loads. Any pervious/decorative paving within 100 feet of any building must be approved by the Fire Department.
5. Commercial dumpsters and containers with an individual capacity of 1.5 cubic yards or greater shall not be stored or placed within ten feet of openings, combustible walls, or combustible eave lines.

6. Fire lanes designated on site plan shall be registered with City of Austin Fire Marshal's office and inspected for final approval.
7. Vertical clearance required for fire apparatus is 14 feet for full width of access drive.

GENERAL CONSTRUCTION NOTES

1. All responsibility for the adequacy of these plans remains with the engineer who prepared them. In reviewing these plans, the City of Austin must rely on the adequacy of the work of the design engineer.
2. Contractor shall call the One Call Center (1-800-344-8377) for utility locations prior to any work in City easements or street R.O.W.
3. Contractor shall notify the Transportation Department at 974-7161 at least 24 hours prior to the installation of any drainage facility within a drainage easement or street R.O.W. The method of placement and compaction of backfill in the City's R.O.W. must be approved prior to the start of backfill operations.
4. For slopes or trenches greater than five feet in depth, a note must be added stating: "All construction operations shall be accomplished in accordance with applicable regulations of the U.S. Occupational Safety and Health Administration." (OSHA standards may be purchased from the Government Printing Office; information and related reference materials may be purchased from OSHA, 611 East 6th Street, Austin Texas.)
5. All site work must also comply with Environmental requirements.
6. Upon completion of the proposed site improvements and prior to the following, the engineer shall certify in writing that the proposed drainage, filtration and detention facilities were constructed in conformance with the approved plans.:
 - release of the Certificate of Occupancy by the Planning and Development Review Department (inside the City limits); or
 - installation of an electric or water meter (in the five-mile ETJ),

Developer Information

Owner: _____ Address: _____
Phone #: _____

Owner's representative responsible for plan alterations:

_____ Phone#: _____

Person or firm responsible for erosion/sedimentation control maintenance:

_____ Phone#: _____

Person or firm responsible for tree/natural area protection maintenance:

_____ Phone#: _____

AMERICANS WITH DISABILITIES ACT

The City of Austin has reviewed this plan for compliance with City development regulations only. The applicant, property owner, and occupant of the premises are responsible for determining whether the plan complies with all other laws, regulations, and restrictions which may be applicable to the property and its use.

EXHIBIT V

REVISIONS / CORRECTIONS

Number	Description	Revise (R) Add (A) Void (V) Sheet No.'s	Total # Sheets in Plan Set	Net Change Imp. Cover (sq.ft.)	Total Site Imp. Cover (sq. ft.)/%	City of Austin Approval- Date	Date Imaged

Exhibit VI

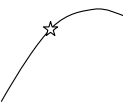
City of Austin Site Review Critical Environmental Feature Worksheet

1	Project Name:	5	Primary Contact Name:
2	Project Address:	6	Phone Number:
3	Date:	7	Prepared By:
4	Environmental Assessment Date:	8	CEFS Located? (yes,no) :


9	FEATURE TYPE (Wetland, Rimrock, Recharge Feature, Seep, Spring)	FEATURE ID (eg S-1)	FEATURE LONGITUDE (WGS 1984 in Meters)		FEATURE LATITUDE (WGS 1984 in Meters)		WETLAND DIMENSIONS (ft)		RIMROCK DIMENSIONS (ft)	
			<i>coordinate</i>	<i>notation</i>	<i>coordinate</i>	<i>notation</i>	X	Y	Length	Avg Height

City of Austin Use Only WPDRD CASE NUMBER:	
---	--

For rimrock, locate the midpoint of the segment that describes the feature.



For wetlands, locate the approximate centroid of the feature and the estimated area.



For a spring or seep, locate the source of groundwater that feeds a pool or stream.

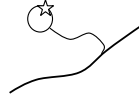


EXHIBIT VII

ELECTRONIC SUBMITTAL

1. In an effort to:

- improve geographic information system (GIS) data;
 - improve the efficiency of GIS data creation; and
 - provide a more comprehensive view of existing and proposed infrastructure;
- provide a base file in *.dgn, *.dwg, or *.dxf, format of existing and proposed improvements listed in the following table, and specify layer name or number. File shall be referenced to the Texas Central State Plane (NAD83, survey feet) projection, and elevation data shall be referenced to the NAVD88 (feet) datum. Grid coordinates are recommended for alignment with City of Austin GIS data.

Is the file in (check one):

- ☐ Grid coordinates
- ☐ Surface coordinates

<u>Average projection scale factor/Average combined factor (10 digits min.)</u>

Electronic seals shall be provided or excluded in accordance with Texas Board of Professional Engineers Rules and Texas Board of Architectural Examiners Rules.

CADD files that contain more base layers than listed below are encouraged but are not required. CADD files may be locked or read-only.

Electronic files shall be submitted on a USB flash drive. The flash drive will be copied at Intake and returned to you.

The following layers are required at the time of first formal submittal.

Description	<input checked="" type="checkbox"/> if n/a	Layer Name and/or Number (please specify)
Site boundaries		
Existing lot lines or legal tract boundaries		
Limits of Construction		

The following base files are required prior to site plan release.

Description	<input checked="" type="checkbox"/> if n/a	Layer Name and/or Number (please specify)
Site boundaries		
Existing lot lines or legal tract boundaries		
Limits of Construction		
Easements		
Utilities (lines and appurtenances)		
Stormwater drainage system lines and appurtenances ¹		
Water Quality and Detention Facilities ²		
Trees (location, size, and species) ³		
Critical environmental features and buffers as depicted on plans		
Roadway Infrastructure ⁴ (pavement lines, poles, luminaires, and appurtenances)		
Sidewalks		
Open Space ⁵		
Building Footprints		
Floodplain Delineation (existing & proposed as depicted on plan)		
Legend (may be in separate file)		

- ¹ Location of pipes, culverts, flumes and channels (Centerlines are preferred but pipe ODs and channel grading are acceptable). Appurtenances depicted with symbols per plan for inlets, manholes, flumes, bridge inlets, headwalls, wet wells for storm discharge pumps, etc. Station lines and numbers.
- ² Delineation of detention, sedimentation, filtration and wet ponds (delineation of 100-year surface, WQ volume elevation, or permanent pool elevation is preferred, but walls and grading lines are acceptable), gabion, splitter box, wet wells for storm discharge pumps, headwalls, any outflow structure, vegetative filter strip areas, stormwater re-irrigation areas.
- ³ COGO point data preferred, but tree number & legend acceptable.
- ⁴ Edge of pavement, curb and gutter lines as depicted on plans, luminaires, poles, pullboxes, signal poles, and signal cabinets.
- ⁵ Delineation of open space as required on the site plan or subdivision. Only open spaces on the ground are required. Above ground spaces such as balconies are not required.

2. Provide an electronic copy of the following in *.pdf format with the following recommended file name convention at the time of first formal submittal.

Description	Recommended File Name
Engineer's report	[Case_Number] Eng_report.pdf
Drainage report (if applicable)	[Case_Number] Drg_report.pdf
Engineer's summary letter	[Case_Number] Eng_summary.pdf
All sheets in Site Plan	[Case_Number]~U[Update #] [sheet #].pdf
Application package (i.e. application, tax certificate(s), waiver request(s), etc.)	[Case_Number]_Application.pdf

3. Provide electronic files for drainage model. Resubmittal of drainage model is required for any modification.